

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1008296

Property Description/Address: for all or a portion of Lot(s) 3-5, Block(s) 1, SOMBRA DEL NORTE zoned C-2, located on 7617 MENAUL BLVD NE (H-19)

Date Submitted: 5-4-10

Submitted By: Tonya Covington

Meeting Date/Time: May 3, 2010, 6:30 pm

Meeting Location: New Hope Baptist Church, 1901 Pennsylvania NE

Facilitator: Tonya Covington

Co-facilitator: Diane Grover

Parties

- Planner/Hearing Board Contact: Lucinda Montoya lucindamontoya@cabq.gov
924-3918
- Developer/Applicant: Scott Anderson
- Agent/Applicant: Raby Co.
- Inez Neighborhood Association

Background/Meeting Summary: The Sombra Del Monte Neighborhood Association stated they had no concerns with this project and declined to participate in the meeting.

The applicant explained the reason for the variance concerning parking which the neighbors understood and had no concerns about parking. The variances requesting no landscaping were explained and the neighbors had suggestions for adding some landscaping and the agent stated that he will take their ideas back to the applicant who he thinks will be receptive. Neighbors stated that they will oppose the project if some landscaping is not included.

Outcome:

Areas of Agreement: Neighbors and agent both agreed that the parking variance should be approved. Both agreed that landscaping would enhance the property and the neighborhood. Everyone is in agreement that they like to see Mr. Albertorio happy and he is happy when neighbors and applicants are in agreement.

Unresolved Issues & Concerns: It is not known whether the applicant will agree to the proposed landscape suggestions.

Key Points: Neighbors feel strongly that there must be some landscaping on the property.

Meeting Specifics:

- 1) Plans and Variance

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- a) Raby is doing a separate remodeling/face lift project on their building and they are adding accessible restrooms at the back of the building. The building takes up most of the lot so they are 15 parking spaces short and need to get rid of more spaces to make room for the restrooms. The neighbors stated that they understand this and have no issues with this variance.
- b) The other two variances requested no landscaping on the front and side yard buffer zones. City requires landscaping to be not less than 15% of the property. This could not be met without removing almost all of parking because the building is too large for the lot. There isn't room for parking, a drive lane and landscaping buffer.
- 2) Landscaping
 - a) Neighbors are not happy with no landscaping at all. Neighbors suggested that the variance be changed to ask for less landscaping instead of none. Neighbors brought pictures of other businesses in the area as examples of how landscaping could be incorporated in tight areas. Neighbors also suggested landscaping could be put at the base of the freestanding sign at the corner of Menaul and Rhode Island, in pots along the sides of the new entrance, create a barrier between the Jack in the Box and Raby's and in the parking lot near Rhode Island and the alley at the back of the property.
 - b) Agent doesn't think client is averse to some landscaping, just can't be completely code compliant. Handicap parking spaces and ramp at the new entrance can not be blocked by planters. Agent will take all suggestions to the applicant.
- 3) Other Improvements
 - a) Raby's will stucco the building and get rid of the grey color on the Rhode Island side of the building. Neighbors are happy about this.
 - b) Other sign will continue to be on the building facing Menaul. It is undecided if an awning will be added on the building. Neighbors would like to see an awning.
- 4) Miscellaneous
 - a) Neighbors suggested that the variance be revised from asking for no landscaping to some landscaping. Shannon will try to get answer to question if application can be changed prior to hearing. Agent was also given contact info for zoning officer, Lucinda Montoya. Agent stated that if needed he could present changes at the hearing.

Next Steps: Agent will present all landscaping suggestions to applicant and will contact neighbors who attended this meeting and zoning hearing officer on Thursday, May 6, 2010 with response from applicant as well as an updated site plan.

Agent will provide a more detailed landscaping site plan at the zoning hearing.

Application Hearing Details: Hearing scheduled for May 18, 2010

- 1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
- 2. Hearing Process:

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- a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
- a. Written comments may be sent to: Lucinda Montoya, 924-3918,
Lucindamontoya@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Comments: The Inez Neighborhood Association stated that they will oppose the project unless landscaping is added.

Names & Addresses of Attendees:

Evelyn Feltner	Inez Neighborhood Association
Donna Yetter	Inez Neighborhood Association
Scott Anderson	Agent/Architect